

020 8864 5678  
www.phillipsc.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE EAST GREENFORD UB6 0JS** **£535,000 Freehold**



### **SPACIOUS WELL PRESENTED THREE BEDROOM HOUSE**

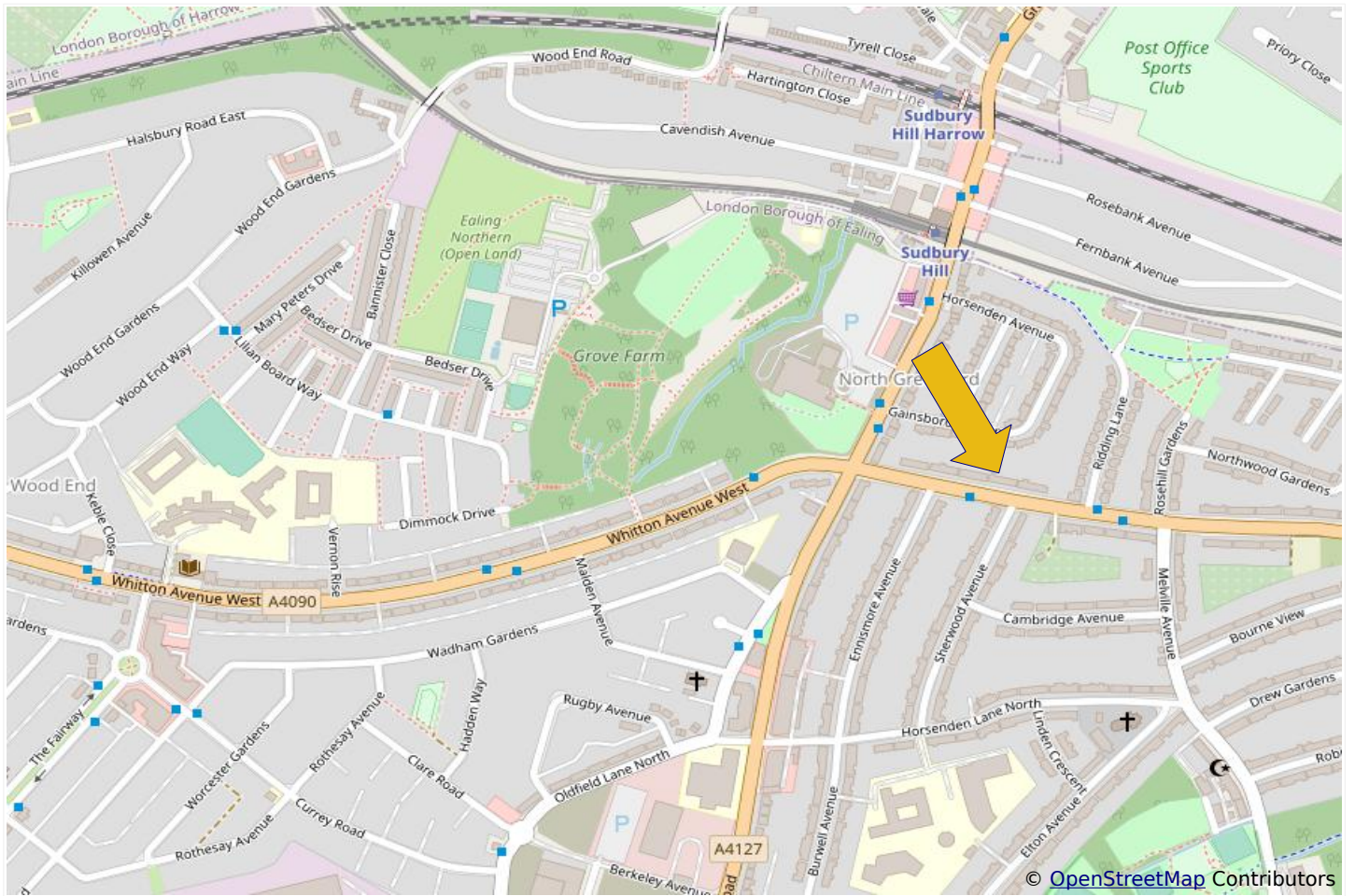
Constructed during the 1930s, the property is located less than  $\frac{1}{4}$  mile from Sudbury Hill Piccadilly Line station, local shops, 92, H17 and 487 bus routes. Horsenden Primary School and Horsenden Hill open space are all within approximately  $\frac{1}{4}$  mile and the property is less than  $\frac{1}{2}$  mile from Sudbury Hill Chiltern Line station

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \* FITTED KITCHEN \***

**\* OFF-STREET PARKING \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Council Tax Band D</b>			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 927.84 SQ. FT / 86.20 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1006.96 SQ. FT / 93.55 SQ. M

**Council Tax Band D**

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

**VIEWING by appointment via PHILLIPS & CO: 020 8864 5678**

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